INTERPRETIVE THEMES

The rolling topography of Wantage Township is natural grass country, historically suited for dairy farming, which provides an increasingly rare habitat for grassland nesting birds. Mountain springs feed the West Branch of the Papakating Creek, which descends forest slopes into swales and natural meadows, providing a variety of habitats for plant and wildlife.

Lusscroft Farms uniquely preserves two fundamental stages in the revolutionary advance of scientific agriculture. In 1914 stockbroker James Turner designed Lusscroft Farms as a perfect working model of efficient dairy farming in an ideal setting. He donated 1,050 acres to the State of New Jersey in 1931 to establish the North Jersey Dairy Branch of the State Agricultural Experiment Station. Until its closure in 1970, researchers on these grounds made New Jersey a premier state in the development of grassland farming, grass ensilage, genetic improvements to dairy herds, and production testing for a safe, healthful milk supply.

Lusscroft teaches the value of scientific research and management practices in perpetuating the family dairy farms of northwestern New Jersey. It also teaches the present and future value of an economically and ecologically sound agriculture to a densely populated State.

Lusscroft teaches the complex and changing interrelationships between natural resources and biotic communities over time through the influence of agriculture upon management of grasslands, ponds, natural meadows, woodlands, and cultivated fields.

Lusscroft Farm occupies one of only two exposures in New Jersey of nepheline syenite, a very rare type of igneous rock. It is the only place in New Jersey to see an extinct volcano (in this case, 440 million years old).

The view across the Kittatinny Valley to the Highlands provides an excellent opportunity to discuss the bedrock and surficial (Pleistocene) geology of the Appalachian ridge and valley.

EXISTING CONDITIONS

Lusscroft comprises the contiguous Home, Meadow and Wyker Farms, encompassing 577.86 acres, situated in Wantage (501.5 acres) and Montague Townships (76.5 acres). One hundred acres were maintained as cropland, 45 acres as controlled pasture, 63 acres as range, and 370 acres in timber. The component parcels of land are identified on municipal tax maps as:

Wantage Township

Lot 3, Block 156	68.87 acres
Lot 1, Block 157	4.41 acres
Lot 13, Block 163	188.43 acres
Lot 3, Block 158	239.65 acres

Montague Township

Lot 4, Block 49	76.5 acres

Lusscroft is situated on both sides of County Route 519 with a total frontage of 2,270 feet on the east side of County Route 519 and a total frontage of 3.030 feet on the west side. Neilson Road bisects Lusscroft in an east/west direction, providing 3,750 feet of road frontage on the east side of this road and 4,940 feet on the west side. Home Farm Lane, connecting County Route 519 and Neilson Road, is the 1918 extension of an old farm lane.

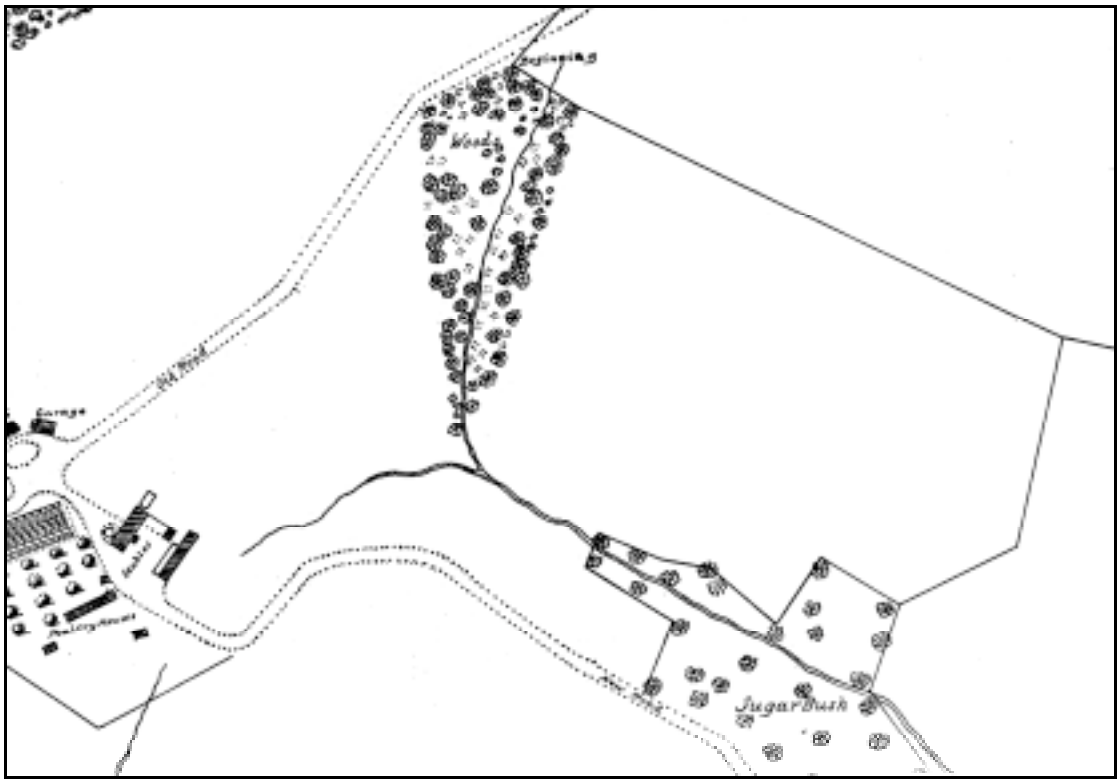

Figure 11. 1918 Map shows more northerly stream, later dammed to form Brink Pond. Neilson Road is an "Old Road," while the Home Farm Lane is a "New Road."

Two brooks rising at Lusscroft form the West Branch of the Papakating Creek. A fork in the more northerly stream was impounded to form Brink Pond, north of Home Farm Lane. Its stone and earthen dam is about 20 feet wide across its summit and nearly 30 feet above the floor of the glen. It has a rubble stone and concrete spillway, with a 3-foot diameter concrete culvert pipe, resting on a coursed rubble bed, with concrete wing walls. There is evidence of erosion on either side of these wing walls, caused by an overflow resulting from some temporary blockage of the outlet pipe. Lanes encircle Brink Pond, making for easy access. A crushed culvert pipe under the dirt lane, north of the pond, blocks the drainage from a small spring brook, resulting in erosion of the roadbed. Nearby, 22 wooden benches are set in rows on a bluff overlooking the pond, providing outdoor seating for about 140 persons. Eighteen of these are 12 feet long; two are about 10 feet long; and two are only four feet long. The former 4-H Camp allowed swimming and boating on Brink Pond, as evidenced by the remaining floating dock and storage shed.

The outlet from Brink Pond descends a rock-strewn glen through a Sugar Bush. Its outlet stream is impounded on the west side of County Route 519, forming the Meadow Farm Pond.

The more southerly brook drains the hollow below the Pole-Barns. It is impounded to form an Ice Pond (shown on the 1918 map). The dirt lane that winds up the mountain from the former Wyker farmhouse crosses a third pond or bog.

An earth-embanked Reservoir lies on terrace at the wooded edge of the pasture, east of the Winter Quarters, almost directly below the Outlook Lodge. It measures about 150 by 20 feet.

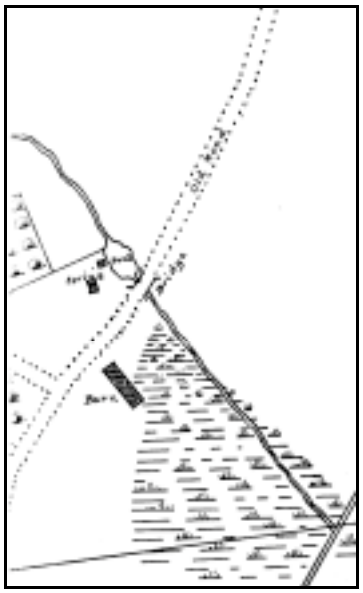

Figure 12. 1918 Map shows the Meadow Farm Pond on County Route 519.

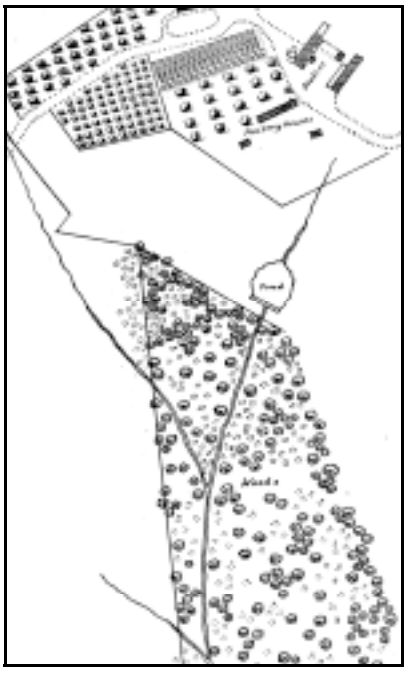

Figure 13. 1918 Map shows Ice Pond on southerly stream below Poultry Houses.

Improvements on the property include:

1. The Turner Mansion

Construction details: Three-story frame and stone dwelling, built in 1915, original porch on west gable end enclosed in 1928 and finished with Colonial Revival paneling; spiral staircase projecting at rear added in 1928; wooden shingle roof covered with asbestos shingles around 1965; oak and pine floors. Contains a living room, center hall, dining rooms, breakfast room, den (with safe) and library, kitchen, butler's pantry, and three fireplaces on first floor, eight rooms and four baths on the second floor; attic and servant's bedroom on third floor; a housekeeper once occupied the rooms above the kitchen at the east end of the house; full basement; oil heating system. Interior walls of lath and plaster with beamed ceilings; oak floors on first level, pine floors on the second level.

Architectural Style: Colonial Revival
Uses: Originally a summer residence; dormitory (referred to as guesthouse 1932-1970)
Known renovations: 1965

Square footage: 2,400 square feet on first level.

Figure 14. The Turner Mansion and stone Garden Gallery.

2. Arcaded Stone Garden Grotto and Viewing Deck

Construction details: Arcaded stone garden gallery and arbor with steps built into hillside at northwest corner of the Turner Mansion; the viewing deck (missing its floor) is supported by a stone gallery, 9 by 18 feet, and partly bordered by an elliptical stone staircase; slate paths and bed borders in front. Probably built 1928.

Figure 15. Elliptical Stone Staircase and Garden Grotto

Figure 16. Vegetable Cellar

3. Vegetable cellar

Construction details: The Vegetable Cellar is a two-chamber arched vault of concrete and hollow terra cotta block construction with ventilators and drainage, built into hillside northwest of the Manager's Dwelling. The antechamber is 9 by 12 feet and the main cellar is 12 by 28 feet.

Figure 17. The Manager's Dwelling

4. The Manager's Dwelling (Farm House, Vander Weide House)

Construction details: Two-and-a-half-story, stone and stucco, side-hill or "bank" house, partly built in 1835 (?) but extensively rebuilt in 1928, with stone Milk House attached by one-story hyphen; wooden shingle roof covered with asbestos shingles around 1965; center shed dormer; oak, pine and tile floors; hot water, oil heating system. Contains fireplace, living room, kitchen, four bedrooms, two full bathrooms; no basement, hot water, oil heating system.

Architectural Style: Colonial Revival
Known renovations: 1915, 1928, and 1965
Square footage: 1,444 square feet

Figure 18. Garage built 1916, converted to Offices in 1935.

5. Garage (Converted to Offices in 1935; Winter Quarters 1971-1996)

Construction details: Two-story, stone and stucco garage, built in 1916; shed dormers; wooden shingle roof covered with asbestos shingles around 1965; concrete floor at ground level, pine floors above; hot water, oil heating system. First floor contains five rooms, two lavatories, and

utility room (in 1932 conversion, these served as three offices, a library, and a utility room); second floor contains six bedrooms, storage and two lavatories; no basement, hot water, oil heating system.

Architectural Style: Colonial Revival
Uses: Garage and chauffeur's quarters (1916-1931{, administrative offices and library 1932-1970); dormitory known as Winter Quarters 1971-1996.
Known renovations: 1932, 1965, and 1971
Square footage: 1,208 square feet on first level

6. Main Barn and Appendages

Construction details: Gambrel bank barn of frame construction and stucco, laminated truss roof, on molded concrete block foundation, built 1915; hipped roof on projecting pavilion in rear; concrete floor at ground level; wooden shingle roof covered with asbestos shingles around 1965; shed dormers, ventilators and cupolas; concrete silo, 12' x 20'; concrete silo, 12' x 30,' flank ramp and projecting gambrel entrance pavilion. Housed bulls and breeders' laboratories, but the upper level was converted to a recreation hall in 1971; lower level converted to dining hall and kitchen facilities; hot water and electric baseboard heating.

Uses: Dairy barn (1915-1931); Became bull barn in 1932; converted to camp recreation hall and cafeteria in 1971.
Known renovations: c. 1938, 1965, and 1971
Square footage: 5,076 square feet on first level.

Figure 19. View of Main Barn from Neilson Road.

7. The Little Bull Barn (Manure Shed in 1918)

Construction details: Built 1915 as a Manure Shed, converted to barn for Guernsey bulls; stucco on hollow tile walls; 14' x 37'; asbestos shingle roof. The interior is well preserved.

Square footage: 518 square feet

Figure 20. The Little Bull Barn (center) and Manure Shed (right)

8. Calf Shed, Creamery, Milking Barn and Calf Shed (1918-1932); Partly rebuilt 1932 as Laboratories.

Construction details: The stanchion barn of frame construction at rear (south) was originally a milking barn and creamery, with a calf shed (1918 map) attached on the north. A dumb waiter delivered silage in an ell at southwest corner (later enlarged by cement block addition) from a silo no longer existing. The calf shed burned in 1932 and was rebuilt as laboratories. These were converted to camp bunkrooms on first story and craft shop on second story in 1971. Bull barn (built circa 1925) is attached at southeast corner with original concrete-walled bull-run. All these features (including cattle underpass in barnyard) are shown in a 1931 newspaper photo.

Construction details: molded concrete block construction on old stone foundation, concrete floor, shed extension to east; second story of frame construction (9 bays) raised in 1932 and covered with asbestos shingles around 1965; steam oil heat.

Uses: Milking Barn and Calf Shed from 1918 to 1932; Rebuilt 1932 with first floor converted to two laboratories, storage room and one office; second floor converted to six rooms used for laboratories and an office; later converted to camp dormitories.

Figure 21. Main Barn is to the left and Laboratories to the right.

9. Former Radioisotope Laboratory, Shop and Storage (All built before 1931)

Construction details: A two-story frame barn with a one-story cinder block addition connecting to a one-story hipped-roof frame building; concrete floor; asbestos shingles and composition roofing; electric and hot-air pipeless oil heating (in former shop only)

Uses: General-purpose barn used for storage and shop; converted to laboratory in 1948.
Square footage: 3,212 square feet

Figure 22. Former Isotope Laboratory and Stable.

10. Manure Shed and Pit

Construction details: Semi-open frame shed with latticework built over a concrete pit or basement; asbestos shingle roof; contains remnant of a track system for collecting manure from barns. Built circa 1925 (shown in 1931 photo). Requires immediate structural stabilization.

Square footage: 2,040 square feet

11. Brooder No. 2 (converted to single-family, employee cottage; later a camp infirmary 1971-1996)

Construction details: A frame structure or "bank house," built 1915 into the hillside; sheetrock interior walls; pine floors with tile covering; hot-air pipeless oil heating; two bedrooms; a kitchen and living room; one bathroom (shower only); a full basement containing a two-car garage; exterior walls covered with asbestos shingles; metal roof; screened porch; central septic system (?). Converted to employee cottage before 1931.

Known renovations: 1925, 1965
Square footage: 876 square feet on first level

Figure 23. Manure Shed

12. Spring House

Construction details: a concrete springhouse, or reservoir, measuring 16 by 16 feet, standing approximately 8 feet above grade, covers a spring. It has a wood door, concrete walls and composition roof. Poor condition. Built before 1931.

13. Hennery (converted to two-family employees' cottage before 1931)

Construction details: A frame structure or "bank house," built 1915 into the hillside; sheetrock interior walls; plywood and pine floors with tile or linoleum covering; one apartment has four bedrooms and the other has three bedrooms; a kitchen, living room, and one full bathroom for each apartment; one dining room; one basement storage room; a full basement containing a

five-car garage; exterior walls and roof covered with asphalt shingles; two (8' x 10') porches; porches enclosed and kitchens removed when converted to dormitory; oil steam heat (two units); central septic system (?).

Known renovations: 1925, 1965
Square footage: 2,400 square feet on first level

Figure 24. Brooder No. 2, converted to farm tenant house and later 4-H Camp Infirmary.

14. Brooder No. 1 (converted to employee cottage before 1931; Graduate Student Dormitory 1945-1970.

Construction details: A frame structure or "bank house," built 1915 into the hillside; sheetrock interior walls; pine floors with linoleum covering; four bedrooms on first level; a kitchen, bathroom and utility room in basement; exterior walls and roof covered with asbestos shingles; open porch (6' x 30'); Central septic system (?).

Known renovations: 1925. 1945, 1965
Square footage: 600 square feet on first level

Figure 25. Hennery converted to two-family tenant house (to right) and Brooder No. 1 (at left), converted to employee cottage before 1931. It became Graduate Student Houseing in 1945.

15. Matthews House and detached two-car garage

Construction details: A one-and-a-half-story, single-family frame dwelling; well water; sheetrock interior walls; pine floors with linoleum covering; two bedrooms; a kitchen, living room, sitting room (or third bedroom), and bathroom; partial basement; exterior walls and roof covered with asbestos shingles; open porch; formerly had a two-car detached garage of cinder-block construction, 10' x 20', asbestos shingle roof; wood bypass doors, central septic system (?).

Known renovations: 1945, 1965
Uses: single-family dwelling
Square footage: 922 square feet

Figure 26. Matthews Tenant House

16. Gardener's Storage House and Workshop

Construction details: a one-story Gardener's storage house (once flanked by cold-frames?), built circa 1928, with hollow terra cotta tile walls; 26' x 13'; slate roof; partitioned into two sections; used for chemical and garden equipment storage, also as a fire station from 1930 to 1970.

Square footage: 338 square feet

Figure 27. Gardener's Storage House, below Neilson Road.

17. Small Fire House and Hydrant

Constructions details: One-story, stucco over cinder-block construction; 8' x 10'; concrete floor; asphalt shingle roof. Possibly built in 1971 when property was converted to a camp.

Square footage: 80 square feet

Figure 28. Small Firehouse and hydrant on Neilson Road

18. Gate House

Construction details: Frame and stone construction, 15' x 15', slate roof, wood floors, stove chimney. Probably built circa 1928. See Figure 32 below.

Square footage: 225 square feet

19. Outlook Lodge

Construction details: a log cabin built in 1930, using old barn timbers; pine floors; slate roof; two bunk rooms and a bath on loft level, one large room and kitchen on main level (42' x 40'); large brick fireplace and inglenook. Possibly had a porch on second story of south facade (overlooking the Papakating Valley).

Known renovations: 1955, 1965
Uses: Built as mountaintop lodge in 1930; a group recreational facility (1931-1956); converted to summer dormitories for forestry students (1956-1974).

Square footage: 1,680 square feet

20. Mountain Pump House

Construction details: A one-story fieldstone pump house, 6' x 6', with slate roof, probably constructed in 1915, contained electric-powered water pump.

Square footage: 36 square feet

21. Pole Barn

See following entry for description.

22. Pole Barn

Construction details: Two 25' x 100' pole barns, one with 20 animal pens and center aisle, the other with 12 stanchion stalls and a 20' enclosed section at south end (intended for maple syrup demonstrations). These were built during the tenure of the 4-H Camp (circa 1994).

Figure 29. Pole Barns

23. Meadow Farm House

Construction details: a two-story, single-family frame dwelling with gambrel roof, covered with asbestos shingles, having seven rooms and one bathroom; asphalt shingle roof; dry wall, pine floors and pine trim; oil hot-water heat. The first floor has a kitchen, living room, dining room, lavatory and utility room. The second floor has four bedrooms and a bath. This residence does not appear on the 1918 map of Lusscroft and was probably built circa 1928. Dr. Ramage once lived here.

The attached garage, built of stone, may be the "Spring House" shown on the 1918 map standing at or near this location. An Ice House also stood on the bank of the pond.

Square footage: first level, 780 square feet. The attached garage measures 18 by 25 feet (450 square feet).
Known renovations: 1955
Uses: farm tenant house; Professor Ramage's residence.

Figure 30. Meadow Farm House on County Route 519.

Figure 31. Meadow Farm Barn and Storage Shed on County Route 519.

24. Meadow Farm Bull Barn and Bull Run

Construction details: A two-story, frame barn with mow, built circa 1932, 15 by 40 feet, has vertical siding; asphalt shingled roof on pine sheathing, concrete floor and sidewalls. It was partitioned into two bullpens. Structure in good condition, except for hole in roof.

Square footage: first level, 640 square feet.
Known renovations: 1965
Uses: bull barn.

25. Fertilizer Storage Shed

Construction details: A one-story, frame outbuilding, built in 1935, measuring 22 by 100 feet; asbestos shingled roof, concrete floor and foundation walls, sliding barn doors and one box stall (nearest road). The concrete foundation walls are settling and one corner post has slid off at southwest corner.

Square footage: first level, 2,200 square feet.

26. Wyker Farmhouse

Construction details: a two-story, frame dwelling, possibly built as early as 1855 (G. Richards' residence on 1860 Hopkins' map), with seven rooms and one bathroom, oil hot-water heat, dry walls, pine floors, pine trim, asphalt shingled roof, asbestos siding, and screened porch. The first floor includes a living room, dining room, kitchen, and laundry room. The second floor has four bedrooms and a bath. There is also an attic. This house, long abandoned, is in ruinous condition and slated for demolition. A barn across the street is long gone. See Figure 33 below.

Known renovations: circa 1950
Uses: last used as farm supervisor's residence. Apparently abandoned in 1971.
Square footage: first level, 928 square feet

Figure 32. Gate House at entrance to Lusscroft off County Route 519

Figure 33. The Wyker Farmhouse

AUDIENCE

Lusscroft is iconic of northwestern New Jersey's rural heritage, holding high scenic values and a unique place in the State's agricultural history for its role in dairy research and scientific farm management. If these attributes were sympathetically enhanced and sufficiently promoted, the site would become a thriving destination in the growing market for agri-tourism, eco-tourism, and heritage tourism.

Lusscroft's apparent remoteness works decidedly in its favor, allowing metropolitan day-trippers to enjoy a truly rural experience within several hours' travel time. Many travelers looking to save time and money, or to make the most of a weekend or short vacation, travel close to home. Lusscroft is about an hour and a half distant from the New Jersey/New York metropolitan area and conveniently situated near major arteries of travel, which already carry many thousands daily to popular recreational attractions in the surrounding region. The largest and most popular of these is the Delaware Water Gap National Recreation Area (DWGNRA), situated at about the same distance via Interstate Route 80 from its major metropolitan audience. The DWGNRA has become the ninth most visited area that the National Park Service operates. Its 70,000 acres of scenic lands in the Upper Delaware Valley offer myriad outdoor recreational opportunities. The Wallkill River National Wildlife Refuge is a recent but fast growing destination for outdoor enthusiasts and students of nature.

Lusscroft is adjacent to both High Point State Park and Stokes State Forest. High Point State Park averages about 22,000 overnight campers and 222,000 day-users annually. Stokes State Forest averages about 56,000 overnight campers and about 475,000 day-users annually. Montclair State University operates the New Jersey School of Conservation, the oldest and largest university-operated environmental education field center in the nation, on the shores of Lake Wapalanne in Stokes State Forest.

Scenic County Route 519 passes the original entrance to Lusscroft, connecting State Highways 206 and 23. The Appalachian Trail runs along the ridgeline at the northwest corner of the property. It serves as the main existing linkage to both High Point State Park and Stokes State Forest. There is also the possibility of developing additional linkages via rail trails and other greenways.

Many tourists want to experience rural life, meeting and interacting with local people in rustic settings. As increasingly more people are packed into the suburbs and so loose connection with the land and nature, tourism industry experts predict continued growth in agri-tourism, heritage tourism and eco-tourism.

Most recreational travelers respond to a mixture of excitement and relaxation, including socialization in beautiful surroundings, a break from their normal pattern of activity; and meaningful connection to interesting places through heritage interpretation. Tourist destinations therefore must offer a full, dynamic range of leisure experiences to meet the expectations of their audience.

According to Desmond Jolly, Cooperative Extension agricultural economist and director of the University of California Small Farm Program, most vacationers seek opportunities:

- To renew and strengthen family relationships;
- To actively participate in outdoor activities that improve health and one's sense of well-being;
- To seek self-renewal and inspiration through rest and relaxation;
- To have exciting emotional experiences;
- To change one's routine through exposure to a healthier climate, grander scenery, a slower pace of life, or quieter surroundings;
- To learn something about one's self through the exploration and discovery of history or nature, especially through direct contact with the unfamiliar or unknown;
- To reminisce or retrace a sentimental journey, to create new memories of lasting value, or to celebrate special anniversaries.

Heritage tourism

The National Trust for Historic Preservation defines heritage tourism as "traveling to experience the places, artifacts and activities that authentically represent the stories and people of the past and present." According to Cheryl M. Hargrove, the Trust's first heritage-tourism director, it is "one of the fastest growing niche market segments in the travel industry."

Hargrove agrees with other industry experts in noting, "The American heritage traveler is older, better educated, and more affluent than other tourists." Baby boomers particularly like to "experience history through travel." One in three international visitors can also be expected to visit a historic attraction during their stay. Linking historical attractions through heritage trails or loop tours is the most effective way to win an audience and to keep their interest.

Eco-tourism

A looming interest in eco-tourism is also evident and encompasses a wide variety of specialized interests as well as the more general and traditional desire for an outdoors experience. In 1996, the National Survey of Fishing, Hunting and Wildlife-Associated Recreation reported that Americans spent approximately 31 billion dollars observing, feeding and photographing wildlife. Trip-related expenditures accounted for more than 9 billion (33%) of that total. The Survey also reported that 63 million Americans over the age of 16 participated in wildlife watching in 1996. Eleven million of these visited public parks and 23.7 million wildlife watchers said that they traveled more than one mile from their homes to do so.

A 1989 study by Paul Kerlinger and David Wiedner, of the Cape May Bird Observatory, entitled "The Economics of Birding at Cape May, New Jersey," quantifies the benefits of one specialized form of eco-tourism:

- The average age of survey respondents was 45 years for males and 46 years for females.
- The incomes of birders were mostly in the middle and upper middle brackets.
- Birders came to Cape May from a wide geographic area, listing 32 states and 7 foreign countries as home. Most of those who came from out of state were from the eastern United States. New Jersey residents accounted for 45.3% of survey respondents.

- Nearly 70% of respondents paid for lodging: 43.3% stayed in motels/hotels, 9.7% in bed and breakfasts, 9.1% in campsites and 7.6% in rental houses. The average stay was four nights.

This study concluded that birding is a low overhead activity, requiring little supervision (e.g. life guards, game wardens, law enforcement officers), which contributes significantly to the local economy, especially in the non-peak tourist season. The income derived from this form of tourism greatly offset the primary cost of maintaining open space. The survey data helps to show "that birding and other outdoor activities are economically better alternatives than many sorts of development ..."

People watching and feeding birds spent an estimated $87.5 million in New Jersey during 1991 (*The Bottom Line, How Healthy Bird Populations Contribute to a Healthy Economy*). Almost 100,000 birders visited Cape May, New Jersey, (south of the Canal) in 1993 and spent an estimated $10 million dollars.

Agri-tourism

Many states, including New Jersey, have moved swiftly toward recognition of the economic potential of agri-tourism in preserving farmland. Bringing people to the farm, ranch, or agricultural plant is partly incidental to the larger industry of "rural tourism" that includes rustic resorts, farmers' markets, agricultural tours, and other leisure and hospitality businesses that necessarily attract visitors to the countryside. As most New Jersey farms touch outer-ring suburban development, many suburbanites and city folk are familiar with roadside stands, U-pick operations, pumpkin patches, Christmas tree farms, corn mazes, farm-animal petting zoos, Jersey Fresh promotions, agricultural heritage museums, festivals and country fairs.

The success of the Sussex County Farm and Horse Show (the New Jersey State Fair) is testimony to the attraction of our rural heritage. Held over ten days at the beginning of August, it attracts over 205,000 people to the fairgrounds in Augusta. As reported in the *Record* ("A Blue Ribbon Event, August 9, 2002), "the fair's attraction lies in its farming roots. Many come to the livestock tents, petting areas, produce displays, landscape gardens, and greenhouses to get a feel for a lifestyle that has mostly winked out amid development and suburban sprawl." It is simply the largest of the twenty-two agricultural fairs held in New Jersey every year.

Marketing

Since Lusscroft is slightly off the beaten path, good signage is required. This will necessarily involve the cooperation of State and County agencies. Its seemingly remote location will work in its favor, since many tourists want to feel as though they are in the countryside without being that far from home.

Printed material is a great marketing tool, being relatively inexpensive. Brochures need to be professional looking, usually four-color, and printed in a standard size that can easily be dispensed in State Travel and Tourism racks. They should also be distributed through local outlets, including bed-and breakfasts and chambers of commerce.

Lusscroft should also be advertised through special-interest magazines (NJ Campground, Skylands Visitor, AAA), newspapers, television (both local and cable venues), radio, the Governor's Conference on Travel and Tourism, the Sussex County Farm and Horse Show/NJ State Fair, and through publications of the NJDEP Division of Parks and Forestry.

Lusscroft would also benefit from inclusion in complete vacation package deals, which include accommodations, meals, and activities. There are regional attractions that can serve as models.

Product marketing is also an audience draw and Value-Added products could be sold at the site, through catalogues, a web site, or at off-site locations.

ISSUES AND INFLUENCES

A. Memorandum of Understanding

A Memorandum of Understanding, concluded on January 22, 2002, transfers jurisdiction of Lusscroft to the NJ Department of Environmental Protection and the State Agricultural Development Committee. Available copies lack two crucial attachments that define the role of the State Agriculture Development Committee over areas restricted to agricultural purposes. Specifically, these are:

- Attachment B, a map identifying areas to be leased for agricultural purposes
- Attachment C, providing a copy of the standard agricultural lease

With an eye towards the establishment of common goals for the best possible future use of Lusscroft, the DEP and the SADC should open an official dialogue addressing all unresolved aspects of their joint jurisdiction. Some areas of concern include:

1. Whether or not it is advisable to separate agricultural lands for lease from agricultural buildings?
2. If or how agricultural leases might serve whatever overall management goals and visitor experience objectives are established for the property?
3. What, if any, provisions might be included in agricultural leases for public access to, or enjoyment of, the resources?
4. Whether or not potential lessees might be considered on the basis of how the proposed use contributes to overall management goals?
5. What, if any, responsibilities lessees have for maintaining or restoring the value of leased property according to accepted standards (thereby preventing the depletion of soils and other natural resources and the deterioration of historic structures)? Past experience strongly suggests a need to address the consumptive use of property. This may require periodic inspections to ensure a reasonable standard of compliance with maintenance requirements.
6. Whether or not a "standard agricultural lease" currently exists, either within the DEP or the SADC?
7. Whether or not private subleases shall be permitted and, if so, how the issue of tax liabilities shall be addressed?

The SADC has recommended that the two holdover agricultural tenants from Rutgers' administration of the property should have their leases extended for five years. In a meeting with High Point Superintendent John Keator, SADC Executive Director Greg Romano provided a lease jointly developed by Mr. Romano and former Acting Director Carl Nordstrom, of the Division of Parks and Forestry, for use at Six Mile Run. Since both properties involve a joint oversight by NJDEP and SADC, this lease was reportedly intended for use at Lusscroft as well. In trying to get this lease modified for use at the former 4-H camp (Lusscroft), Frank Hillman, Supervisor of Leases and Concessions for the State Park Service, informed Superintendent Keator, "that it was not in effect and, further, that Asst. Commissioner Matsil was looking into the lease." (Memorandum on Agricultural Leases from John Keator to Kevin Wright, October 6, 2002)

The Memorandum of Understanding (SADC) permits recreational hunting on the property. While there were no conflicts during the first hunting season in the spring of 2002 when the property was opened to turkey season, proposed public and agricultural uses for Lusscroft, as well as a determination of cultural and natural resource management objectives, may require an appropriate adjustment and final delineation of "safety zones' relative to public hunting.

B. A Model Lease

Michael Catania, former Director of the Nature Conservancy, provided a copy of an agricultural lease that his organization developed with the State Agricultural Development Committee for use with agricultural tenants on Conservancy lands. This lease is a model for ecologically sound agricultural practices.

Donna Traylor, of the Sussex County Planning Department, provides us with a copy of a "Grant of Development Rights, Conservation Restrictions, Executory Interest and Right of First Refusal" from Shelburne Farms, a Vermont non-profit corporation (Grantor), the Vermont Land Trust, Inc., and the Vermont Housing and Conservation Board (Grantees), dated December 23, 1996. While not a lease, this conveyance does include language and provisions that may prove useful. The document is too long to reproduce here, but the Purposes of the Grant are excerpted below:

1. To conserve productive agricultural and forestry lands in order to facilitate active and economically viable farm use of the Protected Property, now and in the future.
2. Conserve the unique working landscape of the Protected Property, including its scenic and natural resources, for agricultural, forestry, environmental education, cultural and outdoor enjoyment uses that will improve the quality of life for Vermonters and maintain for the benefit of future generations the essential characteristics of the Vermont countryside.
3. Conserve the working landscape surrounding structures located on the Protected Property that are eligible for listing on the National Register of Historic Places.
4. Support the development of an integrated and innovative land use plan designed to sustain an inspiring resource for public environmental education consistent with the Purposes of the Grant and the nonprofit purposes of Shelburne Farms.

5. Conserve productive agricultural lands to support and facilitate the conduct of innovative, sustainable farming activities and practices for research, education and demonstration purposes.

The parties to this accord agreed to recognize the agricultural, silvicultural, cultural, scenic, recreational, educational, historic and natural values of the Protected Property and to conserve these various resources in an integrated working landscape. Subsequent clauses specifically limit uses and activities, and protect the topography, open condition of the land, archaeological and historic resources, cultural landscapes, the historic integrity of buildings and structures, and the conduct of accepted agricultural practices. Permitted uses include:

- Construction and maintenance of structures that support the overall management goals and visitor experience objectives set for the Protected Property, such as a visitors center, educational programs, special events, transportation systems, and staff housing;
- Activities designed to enhance the educational or visitor experience and/or to provide financial or other support for public programs and on-going stewardship of the Protected Property;
- The processing, storage, packaging and sale of agricultural or forestry products manufactured from raw products produced primarily on the Protected Property;
- Horticultural activities and improvements compatible with the overall management goals and visitor experience objectives set for the Protected Property;
- The construction, maintenance, repair or replacement of waste treatment and disposal systems.

The *Secretary of Interior's Standards for Historic Rehabilitation* apply to any and all maintenance, improvement, demolition or construction projects on the Protected Property.

Periodic inspections and stated remedies or penalties for any breach of obligations assure compliance with all covenants and restrictions pertaining to the Protected Property.

C. Infrastructure: Addressing Environmental and Safety Issues

Bringing Lusscroft back to life will require a considerable upfront investment in infrastructural repair and replacement. Primary concerns are:

- A safe and sufficient water supply,
- Lead-paint abatement,
- Asbestos removal,
- Locating and eliminating underground storage tanks,
- An environmentally sound and sufficient septic disposal system,
- Retrieval of antique furnishings and artworks belonging to the Turner Mansion,
- And prevention of damages due to vandalism.

The 4-H Youth Camp at Lusscroft closed in 1996. In the spring of 2002, the State Park Service removed hundreds of camp furnishings, including metal bunk beds and dressers, together with general debris, abandoned at the site.

The Rutgers Environmental Health Services abandoned the NJPDES permit for their septic facility at Lusscroft to avoid paying the $1,500 annual fee. A major effort and expense will need to be made to restore service. Rutgers has so far been unable to turn over any "as-built" drawings of the septic system. Most likely, an engineer will have to open the ground and examine the old system before any determination can be made as to its future value and use. In order to design a new system, expected future usages will have to be determined.

The water system currently consists of one 8-inch cased well, located behind the Manager's House (Wantage Township Block 163, Lot 13), which supplied the camp. The well is listed as PSWID #1924302 on the DEP spreadsheet and is listed under Rutgers Youth Center. It was routinely tested from 1993 to 1997 when it was deactivated. During that period it passed all tests and is reputed to have very low nitrates. The well is listed as being 400 feet deep and having a yield of 40gal. /min. At some time in the past, the springhouse above the outlook lodge was cross-connected to this system. It was not used during the final years of the 4-H Camp. The Ace Pump Co. drilled a second well around 1995 in the area of the Pole Barns. This well supplied water for the livestock and since it was not for human consumption, it was never entered into the public water source database through DEP.

Abatement of lead paint on both interior and exterior surfaces is required. Lead paint testing on exteriors apparently indicates soil contamination at levels above safety limits for human contact. Remedial action is required.

Asbestos shingles were applied to almost every structure at Lusscroft. Having reached the end of their useful lifespan, these are now razor-thin and need to be safely removed. Getting new roofs on these buildings is required. The Turner mansion is suffering water damage at its west gable end, due to roof failure near the shed dormers (Note: the High Point maintenance crew has addressed this problem).

Not all underground fuel tanks have been identified. For example, drawings show an underground fuel tank located in the circular drive near the Mansion House and a gas tank located near the original garage. To date, Rutgers has found no additional information regarding either one. Of course, all underground storage tanks will require removal and remediation.

The further involvement of Rutgers University is necessary to resolve outstanding issues; maintenance personnel at Rutgers University have promised to search their files for additional information pertaining to Lusscroft.

D. The Outlook Lodge

In its entirety, Lusscroft is worth saving, but the outlying Outlook Lodge is truly an architectural gem, being perhaps the finest expression of the Arts and Crafts movement in New Jersey. All work on the Lodge should meet the *Secretary of the Interior's Standards for Historic Rehabilitation*.

E. Historic Furnishings

James Turner was an antique collector of some note. He bequeathed many fine furnishings to the State of New Jersey along with his real estate. Rutgers inventoried many items of furnishing in the Turner Mansion in 1974. Some, mostly damaged, pieces remain in the house.

The State Park Service was able to bring back one truckload of furnishings from another location. Many other items on the inventory (including a 1932 copy of an oil painting of Turner's Lusscroft estate) are dispersed around the Rutgers' New Brunswick campus in museums or offices. As these furnishings were given to the State of New Jersey, they should be identified, catalogued and returned to Lusscroft.

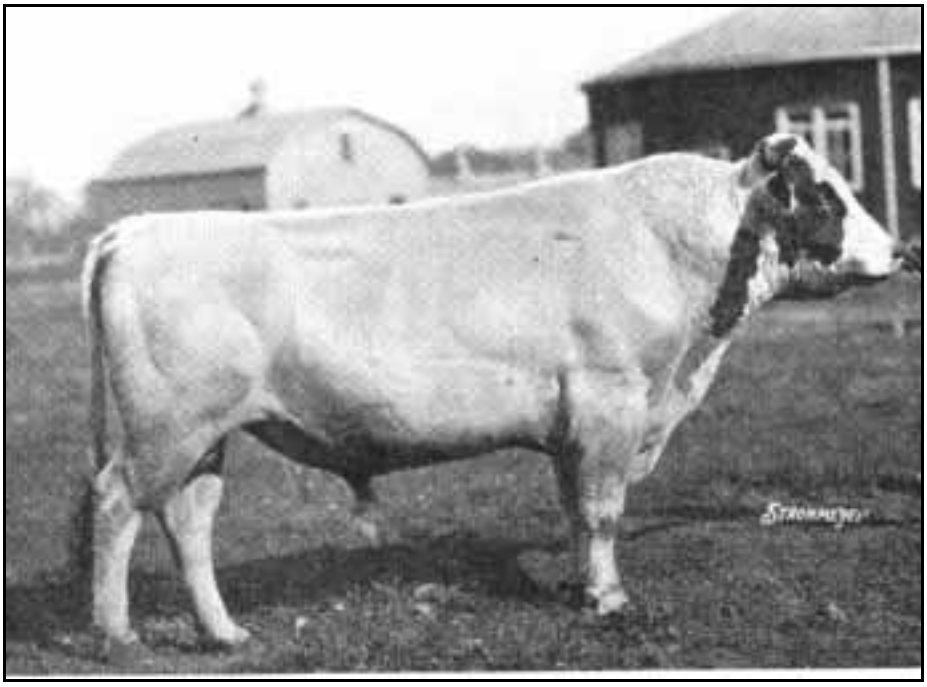

Figure 34. A Holstein Sire at the Agricultural Experiment Station

F. Boundary Adjustments and Unresolved Jurisdiction on Two Tracts

Boundary surveys are required. No additional acquisitions of land are contemplated.

In 1955, the 97-acre Skellenger Farm (Frankford Township Block 42, Lot 1) was added to the properties of the Agricultural Experiment Station, apparently for use of Cook College's Forestry Curriculum. This tract was not included in the January 2001 transfer of jurisdiction. It is located west of County Route 519, opposite the Newbegin Farm. Also, jurisdiction has not be transferred for a remnant portion (50 acres) of the Belle Ellen Farm (Frankford Township Block 125, Lot 4), apparently reserved by Rutgers in 1971 for forestry fieldwork.

G. Cost Estimates

Costs for stabilization and restoration at Lusscroft are difficult to quantify, since accurate projections will ultimately depend upon the determined uses of the various structures. A recent professional estimate of roof replacements and incidental repairs to the four main buildings, the Main House ($85,248), the Manager's House ($57,151), the Carriage House or Winter Quarters ($53,460), and the Outlook Cabin ($122,546), totaled $318,406.98.

The Division of Parks and Forestry's capital project list for District 24, dated September 8, 2003, projects the need for a total of $1,500,000 for the "Beemerville (Lusscroft) stabilization of buildings, roof repairs/replacements, etc." over three years (FY05 through FY07).

If Lusscroft were to be restored and opened as an agricultural heritage site, an estimated investment of three to five million dollars over at least a decade might reasonably be projected for restoration and infrastructural improvements. For this reason, partnership with a non-profit agricultural heritage association would greatly facilitate fund raising, the donation of materials and services, and seeking aid in the form of grants.

Preservation of Lusscroft would be an investment in tourism, Sussex County's largest industry.

ALTERNATIVES TO CONSIDER

Lusscroft possesses all of the natural and historic assets that make for a great public space. Its expansive vistas are among New Jersey's most inspiring. Its geology is intriguing; its postcard topography is varied and inviting. Built as a model dairy and dedicated to agricultural research, Lusscroft also whispers an interesting tale of agrarian life transformed by science. It is a hand-wound timepiece, sounding a revolutionary moment in our rural heritage.

The scenic and historical qualities of Lusscroft are inseparable, created by a rambling interplay of sky, wooded elevations, farm field, pond and stream. Agriculture sustains this balance. In a sense, it seems unfortunate that agricultural research was abandoned here decades ago, because agriculture has a significant economic and ecological role to play in our crowded future. The family farmer sustains our nutritional health, enlivens our taste buds, strengthens our economic base and preserves open space. Agriculture also protects key wildlife habitats.

Beyond awakening a useful appreciation of our rural past, Lusscroft can demonstrate future possibilities. Referring to just one incalculable benefit of preserving significant features of this "middle landscape," Albert Joerger, Director of the Skylands Program Office of the Nature Conservancy, believes "the Lusscroft site presents an excellent opportunity to demonstrate the compatibility of agriculture with grassland bird conservation in Northern New Jersey. There is ample acreage for a variety of endangered, threatened, and declining species." (Correspondence, August 9, 2002) Likewise, the site presents opportunities to demonstrate the tenets and value of watershed management, ecologically sound agricultural, forest resource and natural lands management, passive outdoor recreation, and historic preservation.

Since the best future for Lusscroft may encompass a spectrum of uses, issues of compatibility will inevitably arise. In this sense, Lusscroft is merely a microcosm of any and every community that strives to accommodate agricultural, residential, educational, commercial and recreational uses safely and efficiently within its borders. Planning should anticipate such issues by building agreement upon common goals and resource-management objectives; this will make it possible to fashion solutions without compromising fundamental principles.

The purpose of general management planning is to agree upon objectives, to frame practicable choices, and then to build upon a common wisdom. We respectfully offer three Alternatives for consideration with an understanding that these Alternatives are not mutually exclusive and that Lusscroft's future may blend elements of each and every one.

First Alternative

Concept: The First Alternative for Lusscroft Farm envisions the development of an agricultural heritage center, based on the model of Shelburne Farms in Vermont, incorporating a variety of related activities and heritage attractions sufficient to sustain it as a popular destination for agricultural, historical, and ecological tourism.

It may be desirable to establish a non-profit New Jersey Rural Heritage Conservancy or Agricultural Heritage Association to coordinate development and management of the site.

Facility Developments:

The First Alternative envisions the establishment of an Agricultural Heritage Farm, focusing upon the preservation and interpretation of the vanishing dairy grasslands of northwestern New Jersey. Lusscroft will be used to preserve significant heirloom breeds of dairy livestock. Since many old breeds were developed at a time when grass was the main feed, rather than expensive grains and imported feedstuffs, Lusscroft will house dairy cattle, swine, sheep, and poultry, which are suited to small farms. The interpretation and educational services will focus on genetic selection, production, processing, and marketing, particularly of breeds that make their living comfortably on open grazing lands. The protection of heirloom breeds counters monocultural trends in agribusiness and fosters biodiversity.

Facilities may be developed to feature the production of cheeses, ice cream, and other local dairy products. Kitchen facilities could also be used for Value-Added demonstrations of canning and pickling. Dairy and other agricultural products manufactured on site could be sampled in a dairy bar or cafeteria setting and sold both wholesale and retail.

The culture of heirloom vegetables and fruits will be an important attraction at Lusscroft, perpetuating heritage varieties of apples, peaches, and other orchard fruits, significant in the agricultural history of northwestern New Jersey. Particular emphasis might be given to horticultural varieties of particular local and regional significance, such as Luther Hill corn, the Kittatinny blackberry, strawberries, native blueberries and huckleberries, and muskmelon. In association with restored orchards and grasslands, beekeeping could be an important addition to Lusscroft. Heirloom vegetables, orchard fruits, and livestock breeds, as well as antique farm machinery, will be incorporated into the larger goal of offering the public an interpretive experience of a "working" historic farm.

In keeping with heirloom breeds and varieties, antique farm machinery would be a suitable attraction. It may be possible to encourage an antique engine club to display and demonstrate antique farm machinery and vehicles. There are about ten spaces for parking vehicles in the garages under the former residences. The old Isotope Lab was originally a small machine and repair shop and could easily be restored as such. To restore fire separation, the concrete-block hyphen connecting this shop to the stable should be removed.

The Turner Mansion will serve as a Rural Heritage Center, providing exhibit space for wildlife art, local artists, rural heritage crafts, folk art, and other historical or cultural displays or programs (much on the order of the two mansion houses at Wave Hill in the Bronx). The parking space at the east gable end of the house could be extended into a driveway and small parking lot with ADA spaces at the rear of the house. The kitchen door would become the main

entrance, providing ADA accessibility. An exterior elevator could be built to the west of this main entrance, providing access to the second floor. The present kitchen could be used for a visitor greeting station, offering educational items for sale, and information to visitors. The room just off the kitchen could house a small bookstore carrying publications related to rural heritage, local history, nature study, geology, and agriculture. The second floor would provide office space, a small kitchen, and employee bathrooms.

The Manager's Dwelling is best suited for a single-family residence. On-site residency, perhaps associated with the operation of a heritage farm, would be helpful to the preservation of the property. Since it is built into the hillside, the Manager's Dwelling could be made ADA accessible on two levels. A more difficult objective would be to provide some sort of public lodging accommodations at this location.

The original Garage and Chauffeurs' Quarters would make a convenient food service area and public restrooms. Otherwise, the building might be restored as a garage for antique automobiles.

The lawn and ornamental value of native plants also deserves attention, as well as the eradication of invasive species. The stone arcaded garden gallery and former gardens lying at the west end of the Turner Mansion could be developed into a demonstration garden for the use of native plants in landscaping. It could also serve to educate landscape designers and the general public against the harmful introduction of certain invasive species with the potential to disturb the natural equilibrium. The demonstration garden shall also serve as an educational guide to native plants and insect species in the wild and the need for their protection.

The Outlook Lodge will be preserved and restored as a historic architectural landmark, being one of the finest expressions of the Arts and Crafts movement in New Jersey. It shall be seasonally available as a nature center and meeting place for wildlife enthusiasts, cultural associations, and fine art or craft clubs, such as bird watching groups, painters' guilds, nature clubs, photography clubs, et cetera. The Outlook Lodge could also feature interpretive displays featuring the history of the Appalachian Trail.

Forest resources and their proper management play an integral ecological and economic role in defining our rural heritage. Lusscroft offers an excellent opportunity to interpret forest management and to provide facilities for a Forest Resource Education Center in northern New Jersey. The Forestry Curriculum of Cook College, Rutgers University, formerly maintained forest research plots at Lusscroft. Demonstration Forests teach ecologically sound forest stewardship practices, emphasizing the forest's capacity for self-renewal and its value in protecting water quality and wildlife habitat.

Two types of Demonstration Forests could be set up at Lusscroft: the first shall take an existing forest stand and show how forest management practices improve volume, species, and the quality of product through proper silvicultural techniques, such as culling, timber stand improvement, and different types of harvesting methods; the other shall begin with a piece of open ground and create a demonstration woodland through tree planting and the natural regeneration process.

A working antique saw mill would help to illustrate how the practice of scientific woodlot management increases the potential for wood products. Related activities should include

demonstrations of timber framing, woodworking, and splint-basket making. Slabs and finished lumber could be used to construct or maintain rustic park architecture throughout the state park system. Using steam generation (that is to say, burning slab wood and lumber waste) to power the plant and for a drying shed should be encouraged. Saw dust could be used for animal bedding. The Manure Pit could be used as a drying shed for lumber.

With ample Sugar Bush standing on the property, facilities could also be provided to demonstrate maple sugaring and to teach the value of maple syrup as a flavoring and confectionery ingredient.

A native shrub maze could be designed and planted for its recreational, inspirational and educational value.

The Laboratory Building will provide offices, storage, educational displays, and possibly a retail outlet for the farm and heirloom breeds programs.

The Little Bull Barn and Manure Pit have not been altered over the course of time and should be restored and interpreted as remnants of the North Jersey Dairy Research Branch of the Agricultural Experiment Station. The Manure Pit is also suited for a wood-drying shed.

The three former residences standing west of the main barn and creamery are suitable for conversion into housing and laboratories for a graduate-student program in such related fields as aquatic studies, environmental science, resource interpretation, or agriculture. The two-family dwelling would be best suited for conversion to a research laboratory, library and study area. The old Graduate Student Residence and Camp Infirmary would need to be renovated for summer residency. If this component is pursued, then opportunities to accommodate and educate the public should be incorporated. These buildings could serve a similar purpose as overnight cabins for hikers.

An on-site Jersey Fresh Farmers' Market Promotion could advertise the diversity and availability of Garden State farm produce to the public, to food processors, and to retail outlets. Information shall be provided to the public on Farmland Preservation and the value of agricultural lands in preserving open space, biodiversity, water resources, and a sense of rural life in New Jersey.

The old lane up the mountain could be developed as a nature trail with interpretive signage and species identification markers. The road crosses a small pond and bog on the summit. From this point, the trail shall be laid out to form a loop, ending at the Outlook Lodge.

Cultural Resource Management Objectives:

All buildings, structures, and features at Lusscroft shall be maintained and restored according to the *Secretary of the Interior's Standards for Historic Rehabilitation.*

Cultural landscapes shall be preserved to reflect the agricultural history of the site.

Agricultural leases are a recognized and acceptable means to sustain the rural landscape at Lusscroft. Such leases must recognize and enhance the habitat for grassland nesting birds.

Historic furnishings and artifacts shall be conserved and displayed according to accepted museum practices, under supervision of the Office of Historic Sites, State Park Service.

Natural Resource Management Objectives:

Ecologically sustainable grassland farming, promoting a polyculture of native grasses and legumes, shall be a major educational theme and practice at Lusscroft, thereby sustaining valuable "edge" habitat while demonstrating how the economic operation of the farm can be enhanced.

Grazing and haying regimes shall be adjusted to maintain and improve habitat for grassland-nesting birds. Methods of grassland management shall emphasize environmental benefits, especially in the preservation of wild game species, water conservation and consumer health.

Native warm-season grasses and associated broadleaf forbs and legumes shall be introduced and maintained to benefit wildlife and to provide high quality forage during hot summer months. Such restored grasslands shall be managed with an appropriate schedule of grazing (June-August), haying and prescribed burning. Ten to twelve foot firebreaks shall be established and maintained around restored native grassland areas.

The interpretation of invasive plants and control methods will be encouraged. Interpretation will show how the spread of invasive species may occur with agriculture and how this can be prevented.

Forest management practices will follow *The Forest Stewardship Management Plan developed for Rutgers University 4-H Camp and Youth Outdoor Education Center and the New Jersey Forest Stewardship Program Demonstration Forest* (Effective 1995-2005).

Limited recreational activities, which do not conflict with wildlife preservation and other management goals, shall be permitted on the ponds.

Second Alternative

Concept: Lusscroft will become the headquarters for a new state park whose jurisdiction would include miles of existing or proposed rail trails; approximately twenty geologic, prehistoric, historic, and Natural Heritage Priority Sites presently State-owned or otherwise recommended for acquisition; the Appalachian Trail Corridor; and Pimple Hills State Forest. Boundaries for the suggested new state park would be formed by the State boundary line on the north, County Route 519 on the west, State Routes 206 and 15 on the south and State Route 94 and County Route 517 on the east (encompassing an area of approximately 150 square miles). Suggested names include: Wallkill Valley Heritage State Park; Tweskfawkin State Park (from the Lenape name for the Wallkill, probably derived from *Tschoskin*, meaning "to ford, to wade."); Wallkill Meadows State Park; Ridge and Valley Heritage State Park; Sussex Heritage State Park; Great Valley of the Appalachians Heritage State Park; Farm, Home and Industry Heritage State Park; and Farmland and Foothills State Park.

The purpose of the proposed new state park will be to protect and interpret the cultural and natural heritage of the Wallkill headwaters in New Jersey so as to promote public appreciation

and enjoyment of its diverse resources, thereby fostering heritage tourism in partnership with other interested persons and polities. This will be the first state park to deliberately identify and acquire sites of geologic significance, including several of international interest.

The proposed new state park will also provide opportunities for those types of passive and active recreation that do not conflict with its cultural and natural resource management objectives, including hiking, biking, horseback riding, birding, photography and other acceptable media for artistic expression. Fishing and non-motorized watercraft will be permitted where the water bodies support these activities. There will be opportunities for hunting. However, wherever these activities occur, interpretation through wayside exhibits, self-guided tour booklets, or on-site interpreters will be available. Camping opportunities will be limited to those provided for Appalachian Trail hikers within the trail corridor and possibly at Lusscroft.

A draft proposal for this new state park is the subject of a memorandum, dated March 18, 2002, addressed by Northern Regional Superintendent Louis Cherepy to Richard Barker, Assistant Director, and State Park Service.

Facility Developments: While park administrative offices, a visitor center, and maintenance facilities would have to be incorporated into the planning for Lusscroft, this would not preclude the development of a rural heritage center encompassing many of the major components envisioned in the First Alternative.

Cultural and Natural Resource Management Objectives would be the same as stated in the First Alternative.

Figure 35. Molded cement plaque in wall of the 1930 Outlook Lodge, one of several such decorative features embedded in its walls.

Third Alternative

Concept: Take no action.

It will take a substantial investment to maintain even the status quo at Lusscroft, since routine maintenance has been largely non-existent over the past twenty years. Consequently the "no action" alternative would result in a steady erosion of historic resources and the loss of the agricultural landscape and grassland habitat through a process of attrition by neglect. While the extant buildings and landscape features comprising Lusscroft are presently salvageable, they could quickly pass beyond a reasonable expectation of rescue without a program of priority maintenance.

Without determining future use, there is no way of even estimating (no less justifying) the scope of basic infrastructural improvements, such as water supply, utilities, and waste disposal, which are needed for any and all public access to the property. It would be difficult to develop partnerships or to turn the property over to another management entity, given the up-front costs to restore the basic infrastructure and to remedy health concerns.

POTENTIAL SOURCES OF FUNDING AND ASSISTANCE

Part of the National Trust for Historic Preservation, the Rural Heritage Program is dedicated to the recognition and protection of rural historic and cultural resources. Through educational programs, publications, and technical assistance, the Rural Heritage Program supports the efforts of rural communities across the country to both preserve and live with their heritage. The Program works with communities on topics as diverse as farmland preservation, scenic byways, heritage areas and parks, historic roads, and sprawl.

USDA's Fund for Rural America
USDA's Natural Resources Conservation Service
Small Farm Institute
National Agriculture in the Classroom
U. S. Fish and Wildlife Service, Ecological Services, New Jersey Field Office, *Partners for Fish and Wildlife* program.
Ridge and Valley Conservancy, Inc.
The Association for Living History, Farm and Agricultural Museums.
Ohio MetroParks (which operates several properties similar to Lusscroft)